

**BEFORE THE PLANNING COMMISSION  
FOR  
THE CITY OF BEAVERTON, OREGON**

After recording return to:  
City of Beaverton, City Recorder:  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

|   |  |
|---|--|
| IN THE MATTER OF A REQUEST FOR APPROVAL OF )              | ORDER NO. 2330                         |
| A CONDITIONAL USE APPROVAL TO OPERATE A )                 | CU2013-0005 ORDER APPROVING            |
| COMMERCIAL SCHOOL TEACHING BALLET TO )                    | RUSSIAN BALLET ACADEMY CONDITIONAL USE |
| CHILDREN AND ADULTS AT 1800 NW 167 <sup>TH</sup> PLACE, ) |  |
| SUITE 125 (RUSSIAN BALLET ACADEMY). RUSSIAN )             |  |
| BALLET ACADEMY, LLC, APPLICANT. )                         |  |

The matter came before the Planning Commission on September 4, 2013, on a request for approval of a Conditional Use application to operate a commercial school teaching ballet to children and adults at 1800 NW 167<sup>th</sup> Place, Suite 125. Commercial Schools are a conditional use in the Office Industrial zoning district. No physical improvements are proposed in conjunction with this application. The subject site is located at 1800 NW 167<sup>th</sup> Place, Suite 125, and is specifically identified as Tax Lot 400 on Washington County Tax Assessor's Map 1N1-31AA.

Pursuant to Ordinance 2050 (Development Code) Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated August 28, 2013, as

amended, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2013-0005** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated August 28, 2013, as amended, subject to the condition of approval as follows:

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit. (Planning/JF)

Motion **CARRIED**, by the following vote:

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | Doukas, Stephens, Kiene, Maks, Nye, Winter, and Overhage. |
| <b>NAYS:</b>    | None.   |
| <b>ABSTAIN:</b> | None.   |
| <b>ABSENT:</b>  | None.   |

Dated this 16<sup>th</sup> day of September, 2013.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2330 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community and Economic Development Department's office by no later than 5:00 p.m. on Thursday, September 26, 2013.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager

APPROVED:

  
\_\_\_\_\_  
KIM OVERHAGE  
Chair